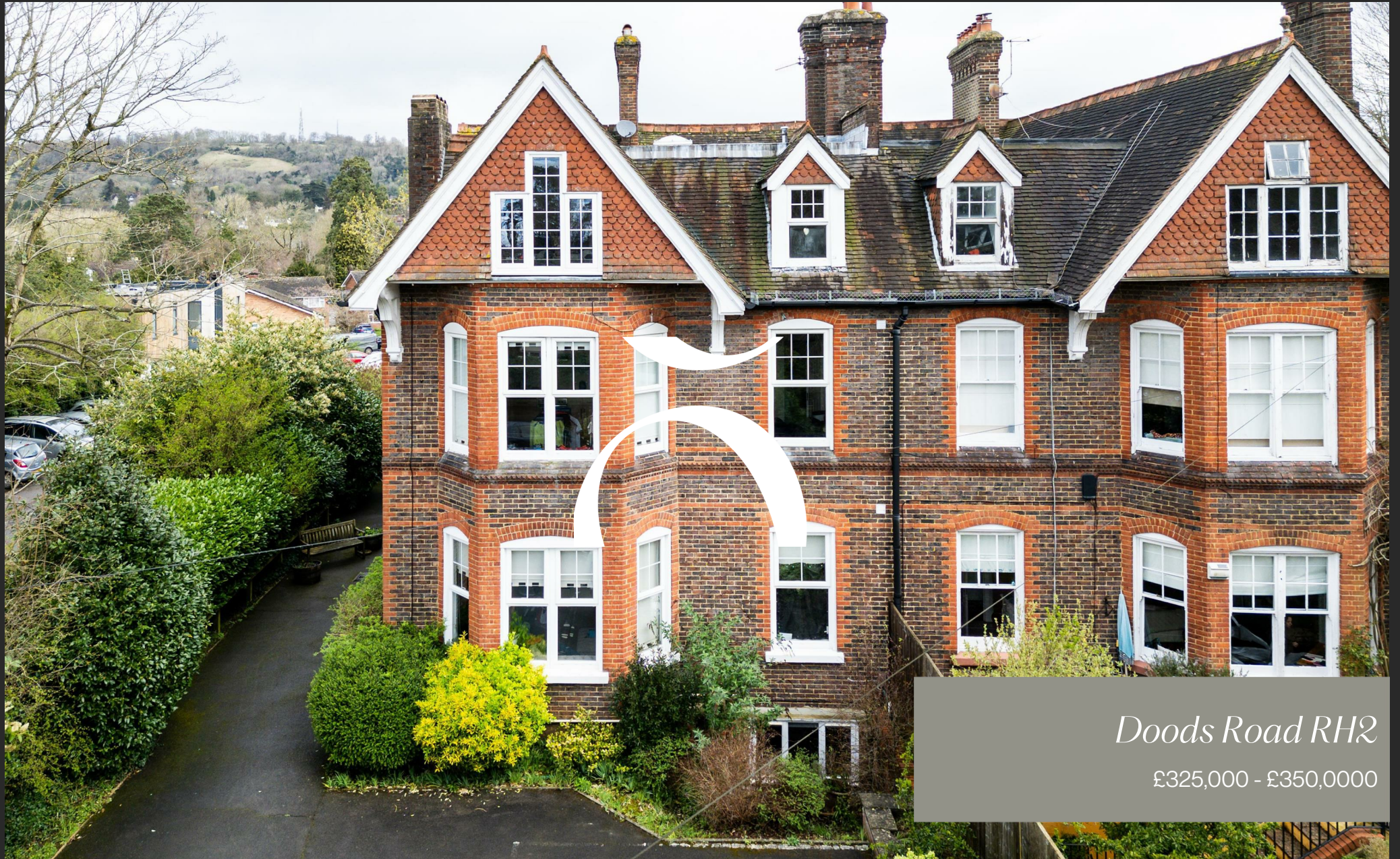


STONE



*Doods Road RH2*

£325,000 - £350,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Guide Price - £325,000 - £350,0000

Step through the entrance into the first-floor apartment and be greeted by a central hallway, setting the tone for the refined living that awaits. To your right, discover a modern galley kitchen that seamlessly blends contemporary flair with traditional charm. Adorned with shaker cabinetry, sleek built-in lighting, and stylish metro tiling, this culinary haven inspires culinary creativity while retaining a sense of classic sophistication.

The spacious reception area is a sanctuary bathed in natural light, courtesy of expansive windows that frame picturesque views of the surrounding neighbourhood. Dominated by far reaching views of Reigate Hill, with light pouring in through the large window, this room is of graceful proportions with ample space to position your furniture pieces. Whether lounging with loved ones or entertaining guests, this inviting space effortlessly accommodates every occasion with grace and style.

Retreat to the tranquility of two generously sized double bedrooms, each offering its own unique appeal. The main bedroom boasts exquisite panelled wardrobes and a soothing palette of neutral tones, creating a serene atmosphere conducive to rest and relaxation. Meanwhile, the second bedroom, currently utilized as a study, captivates with a traditional triangle bay window, infusing the room with abundant sunlight and a sense of airy spaciousness.

Indulge in the ultimate pampering experience within the modern bathroom, reminiscent of a lavish hotel retreat. Textured stone tiling and pristine white walls set a luxurious backdrop, complemented by chic wood-effect cabinetry and gleaming chrome hardware. The large bath features a rainfall shower, where every moment spent is an indulgent escape, promising rejuvenation and renewal.



Nestled in the heart of prestigious Reigate, "Wraycroft" on Doods Road presents a rare opportunity to reside in a stunning Victorian apartment, exuding timeless elegance and modern comfort. As you approach this impressive red brick façade, a grand driveway beckons, offering coveted off-street parking for residents—a luxurious touch in this sought-after neighbourhood.

Enjoy the communal garden, graced by a grand apple tree and offering sweeping vistas of Reigate Hill, you're embraced by the tranquility of the natural surroundings. In the warm summer season, this quiet retreat transforms into an ideal spot for casual outdoor get-togethers, whether it's enjoying a laid-back afternoon under the sun or hosting simple barbecues with friends and neighbours.

"Wraycroft" on Doods Road epitomizes the epitome of refined living, offering a harmonious blend of Victorian grandeur and contemporary convenience. With its timeless charm, meticulous attention to detail, and enviable location, this exquisite apartment presents an unparalleled opportunity to embrace the essence of elevated living in the heart of North Reigate.







Doods Road embodies the quintessential charm of this historic market town. From quaint cafes serving freshly brewed coffee to artisanal boutiques showcasing handcrafted treasures, Reigate's eclectic array of establishments beckons exploration at every turn.

As dusk descends, the town comes alive with the buzz of nightlife, offering an array of cozy pubs, chic wine bars, and lively entertainment venues to suit every taste and preference. Whether you're seeking a quiet evening spent savoring craft cocktails or dancing the night away to live music, Reigate's vibrant social scene ensures endless opportunities for excitement and merriment.

With Reigate Train Station just a short stroll away, residents of Doods Road enjoy seamless connectivity to London and beyond, courtesy of frequent train services. Additionally, the nearby M25 motorway ensures effortless access to neighboring towns and cities, making commuting a breeze for those venturing further afield.

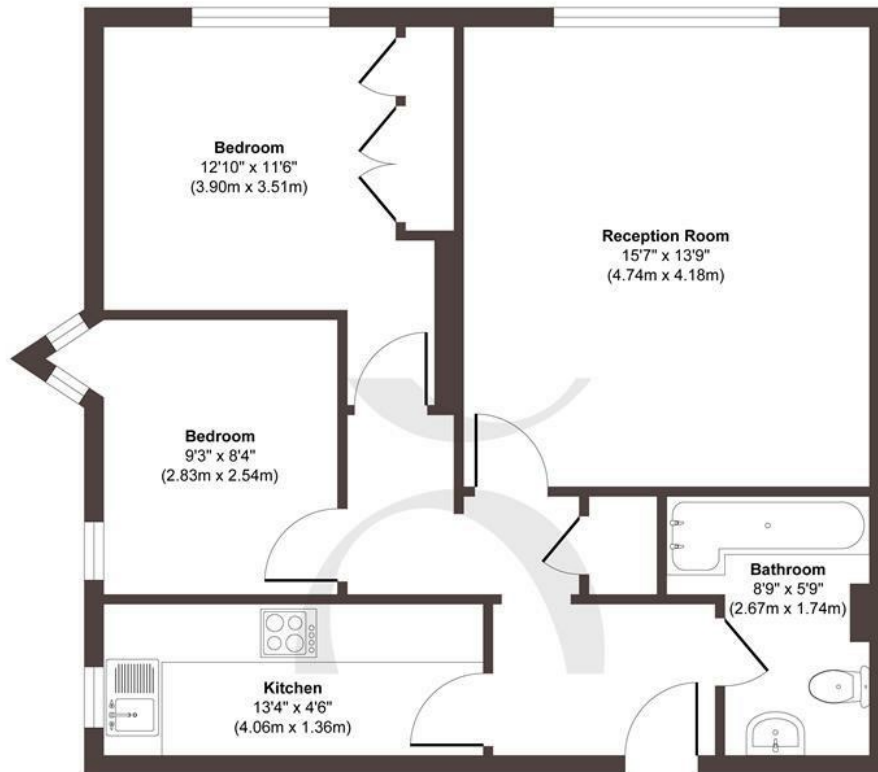
Priory Park and Reigate Hill beckon with their verdant expanses and scenic trails. Embark on leisurely country walks amidst the tranquil surroundings of Priory Park, where lush greenery and historic landmarks create an idyllic backdrop for outdoor escapades. Meanwhile, Reigate Hill invites adventurers to explore its rugged terrain and ancient woodlands, offering panoramic vistas of the surrounding countryside and beyond.











Floor Plan

**Approx. Gross Internal Floor Area 640 sq. ft / 59.49 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

## The Details

- £325,000 - £350,0000
- Desirable North Reigate Road
- Large reception and dining room
- Two double bedrooms
- Contemporary galley kitchen
- Modern luxury bathroom with shower
- Off street parking for residents
- Lease remaining: 896 years
- Service charge: £2,500pa
- Share of freehold

Size  
Approx sq ft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
D



STONE

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